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PART-I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN RESAPUVANIPALEM (V), SEETAMMAPETA, VISAKHAPATNAM.

[Memo. No. 16180/H_2 / 2009, Municipal Administration & Urban Development , 6th September, 2010.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms. No. 345, M.A. & U.D. (H_2) Department, dated 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site falling in T.S.No. 17/4C of Resapuvanipalem (V), Visakhapatnam (M), Visakhapatnam District to an extent of 1194.81 Sq.Mtrs, the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H_2) Department, dated 30-06-2006 is now proposed to be designated for Commercial use as shown in Map No. 8/09, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:–**

1. that the applicant has to handover the road widening area for an extent of 166.70 Sq.Mtrs to GVMC, free of cost, at the time of applying for approval of the buildings plans.
2. that the applicant shall maintain additional front setback of 3 Mtrs. in addition to required setbacks in case if there are no service roads.
3. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. that the change of land use shall not be used as the proof of any title of the land.
6. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. that the applicant shall take all steps to preserve and protect the envirnmentally sensitive areas.
9. Any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES :

North : N.H. 5. 80.00 Mtrs. wide road.

South : T.S.No. 18 (Built-up area).

East : Proposed 9.15 Mtrs. wide road.

West : S.No. 17/4C (site belongs to Sri N. Venkata Ratnam).

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY, VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN RESAPUVANIPALEM (V) OF NH-5 SEETAMMAPETA, VISAKHAPATNAM.

[Memo. No. 16178/H_2 / 2009, Municipal Administration & Urban Development , 6th September, 2010.]

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms. No. 345, M.A. & U.D. (H_2) Department, dated 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500022.

DRAFT VARIATION

The site falling in T.S.No. 17/4C of Resapuvanipalem (V), Visakhapatnam (M), Visakhapatnam District to an extent of 1280.10 Sq.Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H_2) Department, dated 30-06-2006 is now proposed to be designated for Commercial use as shown in Map No. 9/09, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:–**

1. that the applicant has to handover the road widening area for an extent of 66.16 Sq.Mtrs. to GVMC, free of cost, at the time of applying for approval of the building plans.
2. that the applicant shall maintain additional front setback of 3 Mtrs. in addition to required setbacks in case if there are no service roads.
3. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. that the change of land use shall not be used as the proof of any title of the land.
6. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. that the applicant shall take all steps to preserve and protect the envirnmentally sensitive areas.
9. Any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES :

North : N.H. 5. 80.00 Mtrs. wide road.

South : Proposed 9.15 Mtrs. wide road.

East : T.S.No. 17/4C (site belongs to Sri N. Venkata Ratnam).

West : Land belongs to Shenoy.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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